

Eucalyptus Grove Homeowners Annual Membership Meeting January 14, 2021 (6PM) Via Zoom Minutes

(Subject to Membership's approval)

The meeting was held via Zoom.com, Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Christine Hall, Colin Colin Smith and Howard Lange.
Also in attendance: James Nguyen from Bartlein & Co., Inc.

Roll Call

97 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/30/20.

Prior Annual Meeting Minutes

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2020 was read, with the following year-end totals:

Total Revenue \$836,404.77

Operating Expenses \$451,240.34

Res. Expenditures \$874,045.35

Savings Accts. \$2,180,439.82

As of 12/31/20, the Association Reserve is 91.3% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted the association will see an increase in monthly dues because of an increase of price of services and materials from vendors, as well as due to the unexpected cost or repairs and paint from dry rot damage. Craig also noted there has not been an increase in dues for the last 6 years and in fact was lowered recently. Craig also noted that the carport facias were replaced, the pool bathrooms were

retiled, a Gutter Guard was added to keep leaf litter out of gutters to all buildings, a gym remodel was initiated that will essentially double the size of the gym, our landscape renovation is ongoing and so far has lowered our water usage by 40%, finally owners passed an amendment to the CC&Rs allowing a 50% +1 vote to pass changes to CC&Rs instead of the previous 75% supermajority needed.

Election of Board

The 2-year term of two Board Members Joe Mora and Christine Hall were up for re-election.

Only 2 Association Members were **nominated** to serve each for a two-year terms on the Board: Joe Mora and Christine Hall.

It was moved and seconded to close the nominations, waive the secret balloting requirement of the California Civil Code, and unanimously elect the slate of Joe Mora and Christine Hall. Motion unanimously **approved** by Owners in attendance.

Old Business

None.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2020.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association and ratified their decisions made throughout 2020.
Landscape updates.

Adjournment

The **Annual Meeting** was adjourned at 6:23 pm.

A Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 14, 2021 (6PMish)
(VIA ZOOM)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange.

Homeowners present: Several owners stayed from the Annual meeting.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:25PM right after the Annual Meeting.

Election of Officers

| | |
|-----------------|-----------------|
| Craig Nicholson | President |
| Joe Mora | Vice-President |
| Howard Lange | Treasurer |
| Colin Smith | Secretary |
| Christine Hall | Member at Large |

Owners Requests:

Chris H. #351: Wants to solicit more owner communication and would like to create more board committees like for pool/gym.

Zhen #222: Noticed some plants struggling in landscape. Eucalyptus leaves are very acidic and sometimes cause plants to struggle, also in winter with colder temps plants tend to go dormant, plus we haven't had any rain. Eucs have been treated for pests and we are adding mulch to help with soil acidity.

Colin S. #318: Cox Cable and break out plates for next agenda.

Approval of Prior Meeting Minutes: Howard motioned to approve the December 10, 2020, minutes as prepared, Colin seconded. Unanimous.

Landscape Report:

About \$4,500 dollars needed to treat euc trees from SB Pest, Joe motioned to accept the proposal, Colin seconded. Unanimous.

Enviroscaping bid to help Beachside replace fenceposts on Hollister fence for \$1,700. Colin motioned to accept bid, Chris seconded. Unanimous with Joe abstaining.

Enviroscaping bid to convert creek behind 7606 and 7602 to drip and relandscape with drought tolerant plants for \$16,250.00. Colin moved to accept bid, Chris seconded, Unanimous with Joe abstaining.

Enviroscaping bid to grind lifted sidewalks to eliminate trip hazards for \$3,650.00. Chris moved to accept the bid, Colin seconded. Unanimous with Joe abstaining.

Vendor Evaluation: Affordable Paint done with buildings, excellent high quality job, still need to do front fence and trash enclosures. Thanks to Enviroscaping for Christmas tree collection. Tropical Pools finally replaced Jacuzzi water.

Treasurer's Report

| | December 2020 | YTD |
|-----------------------|----------------------|--------------|
| Total Income | \$67,250.00 | \$799,071.70 |
| Op. Expenses | 33,036.71 | 430,536.34 |
| Reserve Expenditures | 128,103.78 | 874,045.35 |
| Total Expenditures | 161,140.49 | 1,304,581.69 |
| Transfer to Reserve | 21,094.82 | 153,517.95 |
| Transfer from Reserve | 0.00 | 124,148.00 |
| Transfer to Reserve | (27,204.33) | (326,451.96) |
| Transfer from Reserve | 100,000.00 | 575,000.00 |
| Balance in Savings | \$ 2,175,439.82 | |
| Due from Unit Owners | \$ 3,385.03 | |
| Total Assets | \$ 2,183,824.85 | |

Operating Expenses are about 12.4%+ below on cash basis

Treasurer's Report unanimously accepted.

Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

Old Business:

- a. Dry Rot Repair and painting approval/ratification of proposals and invoices:
Beachside proposal to replace 2 posts at the front fence for \$1,200. Joe moved to accept proposal, Chris seconded. Unanimous.
Invoice from Affordable Paint for trim and siding paint for 7630 for \$13,500. Colin moved to ratify, Joe seconded. Unanimous.

Invoice from Vineyard Construction for 7632 and 7634 facias for \$6,214. Colin moved to ratify, Joe seconded. Unanimous.

Invoice from Affordable Paint for painting the pool house for \$3,780. Colin moved to ratify. Joe seconded. Unanimous.

Affordable Paint invoice for \$14,500 for pressure washing. Colin moved to ratify. Joe seconded. Unanimous. Waiting for competitive bids for front fence and trash enclosure.

- b. Updating governing documents: Tabled. Waiting for signed CC&R's amendment to be recorded by the County.
- c. 7632- Foundation work: Found another company in Camarillo, waiting for vendor documents and proof of insurance.
- d. Sidewalk repair/replacement: Various sections identified to be repaired
- e. Carport Fascias at 7630 by Vineyard - 1/25/21 finish date.
- f. Gym update: In Progress.
- g. Violations noted from walk around: none
- h. Parking lot post lamp light fixtures: Being replaced, issue with some footings, Enviroscaping working on footings.
- i. Address signs: waiting for another bid. In progress
- j. Changing gate code to be changed 2/1/21 to #7600

New Business

- a. Pool rules/enforcement: Howard suggests we be more relaxed on enforcement. Discussed.
- b. Response time: Chris proposed we should allow 24-48 response time for pool waiver.
- c. Statement of Information: Board received annual disclosure.
- d. Legal opinion with HOA certs (Board unanimously voted to put it on the agenda for discussion): Chris motioned to waive the legal opinion fee and not charge \$75 for future lenders certs. Joe seconded. Unanimous
- e. Recording liens: none

Summary of last Exec Session: pool violation.

Next Meeting 2/11/21 at 6PM, via Zoom.com

Meeting adjourned at 8:07 PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

February 11, 2021 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange

Homeowners present: Kimberly R. #135, Bill R. #351, Liz Portnoy #325

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:02PM

Owners Requests:

Kimberly R of #135: Unit above hers (272) has slate floors, causing a nuisance to Kimberly. Owners of 272 agreed to replace it and they had purchased the unit with the flooring already installed but it was never authorized by the board. Now owners are selling their unit and Kimberly doesn't want to deal with the noise situation again with new owners. Chris motioned to add issue to the agenda as an emergency to discuss, Craig seconded. Unanimous. Craig motioned to have James write letter to 272 telling them their floor is in violation of CC&Rs and is a nuisance to downstairs neighbors Joe seconded unanimous. This nuisance letter will need to be disclosed as part of sale to buyers and that they will have to replace noisy flooring.

Bill R.: Suggests using Grove HOA email addresses for board members. Up to board members but not required. Also suggests gutters and roofs get cleaned on modified schedule. James will get Action Roof to look into remedy.

Liz P. of #325: Request to remodel bathroom and removing a non-load bearing wall. Plans certified by a structural engineer. Colin motioned to approve, Chris seconded. Unanimous.

Approval of Prior Meeting Minutes: Joe motioned to approve 1/14/21 minutes as prepared, Colin seconded. Unanimous.

Landscape Report: Plugged drain taken care of, light post standards taken care of, currently grinding of sidewalk to avoid tripping hazard, broken main lines due to roots have been repaired.

Vendor Evaluation: Appreciation of all the work going on to maintain place especially Joe and Jose storm prepping. Street lights look good, Spa drain broke but Tropical Pools replaced it.

Treasurer's Report

| | Jan 21 | YTD |
|------------------------|-----------------|-------------|
| Total Income | \$67,590.10 | \$67,590.10 |
| Op. Expenses | 25,311.61 | 25,311.61 |
| Reserve Expenditures | 41,448.10 | 41,448.10 |
| Total Expenditures | 66,759.71 | 66,759.71 |
| Transfer to Op Reserve | 27,145.94 | 27,145.94 |
| Transfer to Reserve | (27,976.33) | (27,976.33) |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,177,554.84 | |
| Due from Unit Owners | \$ 4,821.88 | |
| Total Assets | \$ 2,187,376.72 | |

Operating Expenses are about 3.3%+ below on cash basis.

Treasurer's Report unanimously accepted (Colin moved & Joe seconded). Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous.

Old Business:

- a. Dry rot repair and painting ratification of invoices:
 - Enviroscaping, \$4,177.82 - replacement of concrete footings for street light replacement;
 - Beachside, \$2,668.10 -- stair repair at Unit 366
 - Vineyard, \$11,446.90 -- balance due on carport fascia repair;
 - Affordable, \$2,900 - paint of trim and repair at pool house;

Enviroscaping, \$7,000 - mulch replenishment;
Beachside, \$1,160.73 -- gym remodel permit fees;
Beachside, \$1,535.48 -- sewer line repair near Unit 104;
Joe motioned to approve all except Enviroscaping invoices. Colin seconded.
Unanimous.

Chris moved to approve Enviroscaping invoices. Colin seconded.
Unanimous with Joe abstaining.

- b. Updating the Governing Docs: Special Meeting on Feb 25, 2021, at 1:00pm in parking lot by 7610.
- c. 7632 foundation work: In progress, Keith Davis of Saber company will contact Craig for further discussion.
- d. Repairs: Sidewalks, DG pathways, roofs, siding:
7604 and 7606 sloping staircase and DG repair. Joe said Enviroscaping can take care of both on a T&M basis. Colin moved to allow Enviroscaping to do work on a time and material basis. Chris seconded. Unanimous with Joe abstaining.
- e. Carport fascias: 7606 damage still not repaired.
- f. Gym: Will begin in the next week or two
- g. Parking lot lamp posts: finished.
- h. Address signs: In progress.

New Business

- a. Cox cable and face plate: Contact Cox to figure out if/when we can upgrade equipment for internet
- b. #135 new slider, front door, windows: Tabled.
- c. #325 home renovation: see owner's request.
- d. Balcony Inspection: Don't have to start until 2024.
- e. Board member's email address: see owner's request.
- f. Meeting procedures: tabled
- g. Pool Coordinator Position: Tristan selling his unit and can no longer be pool coordinator. He recommended a replacement, Ashley Swanger. Joe motioned to hire Ashley per Tristan's recommendation, Colin seconded.
Unanimous.
- h. Recording liens: none

Next Meeting 3/11/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:16PM

Submitted by: Matt Mora, Scribe.

**EUCALYPTUS GROVE OWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING**

February 25, 2021 (1PM)

Via Zoom.com

(Subject to Board's Approval)

This is a special board meeting to mainly deal with updating the governing documents.

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith.
Absent was Howard Lange

Homeowners present: Ashley Brocco of #221; Bill Rauch of #351; Kathleen Bruhn of #258; Joy Walker of #250.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at 1:03PM

Owners Requests:

Kathleen B: Wanted to know the process of updating the governing docs.

Bill R.: List of proposed changes.

Ashley B.: She will be the new pool coordinator.

Updating the Bylaws:

Lengthy discussion. Once complete, draft of Restated Bylaws will be sent to owners to vote (apart or separate from the Restated & Amended CC&R's).

Board stopped at Page 7 of Bylaws.

Insurance policies and thumb drive of building plans dropped off in Meeting Rm.

Next Meeting 3/11/21 at 6PM, Via Zoom.com

Meeting adjourned at 2:16PM

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 11, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange

Homeowners present: Kimberly R. #135, Peter and Megan W.#272, Cara G. (realtor for #272), Kam K. #355, Tamara S. #127, Natasha and Neil B. #345

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Kimberly R: Request for windows and slider to be replaced, proposing Milgard windows with grid through Bellaview window. Colin moved to approve, Joe seconded. Unanimous.

Peter and Megan R.: Replacing flooring in unit. Estimate for new flooring already negotiated with new buyer, unit in escrow. Chris motioned to approve installation of floor in unit 272 to mitigate noise to downstairs unit. Colin seconded. Unanimous.

Tamara S.: Wants to install electric sub meter by her carport assigned parking space for her Tesla charging station. She needs to show board exactly where and how so they can approve it. Board also wants to make sure installers are aware of existing utilities. Tamara will set up meeting with "Sunrise 805" and two board members to answer questions or concerns and discuss next meeting.

Natasha and Neil B: want to know about 7632 foundation work

Kam K.: Wanted to observe meeting, concerned about safety of eucalyptus trees. Board assured him they are regularly inspected, pruned and fertilized.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Colin seconded. Unanimous. Special board meeting minutes, change “zoom.com” to “in person outside 7610” and change date from 2-11-21 to 2-25-21. Joe motioned to approve with changes, Howard seconded. Unanimous.

Landscape Report: 7606 and 7602 relandscaping in progress. Leveled staircase between 7606 and 7602. Action Tree removed dangerous limb and proposed tipping the eucalyptus.

- Enviroscaping invoice for leveling staircase and relandscaping area for \$1,766.14. Colin moved to ratify payment, Howard seconded. Unanimous with Joe abstaining.
- Action Tree proposed safety pruning and thinning trees by Ellwood School for \$7,800 and thinning the flowering eucalyptus and removing vines for \$1,300, for a total of \$9,100. Chris moved to accept, Colin seconded. Unanimous.

Vendor Evaluation: Thanks to Tristan for his help at the pool. Outstanding concienscious effort and work ethic. Colin resolves to thank pool coordinator for 4 years of work. Howard seconded. Unanimous.

Mail kiosks will be repaired after trash enclosures.

Women’s restroom at pool had light fixture and fan replaced by electrician, light fixture still tampered with, Matt installed tamper proof screws, but fan unfortunately doesn’t fit the hole of previous fan. Ceiling will be patched.

Treasurer’s Report

| | Feb 21 | YTD |
|------------------------|-----------------|--------------|
| Total Income | \$71,175.27 | \$138,765.37 |
| Op. Expenses | 24,102.21 | 49,413.82 |
| Reserve Expenditures | 19,685.45 | 61,133.55 |
| Total Expenditures | 43,787.66 | 110,547.37 |
| Transfer to Op Reserve | 588.72 | 27,734.66 |
| Transfer to Reserve | (27,976.33) | (55,952.66) |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,206,013.84 | |
| Due from Unit Owners | \$ 3,985.03 | |
| Total Assets | \$ 2,214,998.87 | |

Operating Expenses are about 8%+ below on cash basis

Treasurer’s Report unanimously accepted (Colin moved & Joe seconded) Colin

Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including

but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the board. Joe seconded. Unanimous.

Old Business:

- a. Dry Rot: All buildings painted, in progress of repairing and painting front fence. Trash enclosures and mail kiosk next. Trash enclosure to be slightly modified. Beachside proposed \$700 to modify stem wall and \$1,200 to repair trash enclosure by 7630. Chris moved to approve work, Colin seconded. Unanimous. Enviroscaping proposed \$750 for concrete work at trash enclosure #1, Chris motioned to accept, Colin seconded. Unanimous with Joe abstaining.
- b. Updating the Governing Docs: Special Meeting on March 16, 2021, at 5:00pm, in parking lot by 7610.
- c. 7632 foundation work: Surveyor (Saber) identified problem under unit 247 and 248 only and will draft a proposal to correct unlevel flooring. Joe motioned to hire Jeremy Livermoore of SoCal Structural Engineer to work with Saber Foundation. Colin motioned to have two structural engineers look at it, start with Paul Bellmont if he is willing, Howard seconded. Unanimous. Joe motioned to accept Saber's proposal for \$9,577.54. Colin seconded. Unanimous.
- d. Repairs: Sidewalks, DG pathways, roofs, siding: Waiting for rains to stop, possibly add pathway between 7628 and 7610. Joe will get a quote.
- e. Carport fascias: Waiting for rain to stop to paint.
- f. Gym: Beachside quote for removing ceiling drywall and tiles and installing recommended double ceiling for acoustics for about \$17,000 or replace tiles with new acoustic tiles for about \$8,000. Chris moved to go with \$16,800 double ceiling from Beachside, Colin seconded, unanimous.
- g. Parking lot posts: Silver bolts do we paint them black? Joe motioned to get a quote to paint or replace, Colin seconded. Unanimous.
- h. Address signs: tabled.
- i. Cox Cable: James called Cox and they would only deal with individual units. It does not look like they understand that there is an apparent issue that it is a complex wide problem. Tabled.

New Business

- a. #135-new slider, front door, window: see owner's request.
- b. #101- Request for lattice on patio. Owner absent. As long as it meets prior established regulations, Joe moves to accept with signature from owners saying they abide, Chris seconded. Unanimous.
- c. #272- flooring issue: see owner's request.
- d. Ext lights: Joe motioned to get bid to replace pagoda lights at one building. Chris seconded. Unanimous
- e. Website: Tabled
- f. Recording liens: none

Next Meeting 4/8/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
MINUTES**

**March 16, 2021 (5PM)
7610 meeting room
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith and Howard Lange. Joe Mora absent.

Homeowners present: None

Scribe: Matt Mora

Call to Order: Meeting called to order at 5:02PM

Owners Requests:
None

Updating the Bylaws:

Lengthy discussion. Once complete, draft of Restated Bylaws will be sent to owners to vote (apart or separate from Restated & Amended CC&Rs)

Board finished discussion of Bylaws.

Next Meeting 4/8/21 at 6PM, Via Zoom.com
Meeting adjourned at 6:00PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 8, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith and Howard Lange.
Absent was Joe Mora.

Homeowners present: Tamara S. #127, Martha H. #235, Michael M. #334, Kurt M.#272.
Sian H. #234 (renter).

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

#127 - Tamara S.: Wants to install electric sub meter at carport for her Tesla charging station. Showed board members what it is and where it will go. Asking for approval. Colin moved to approve electrical install, Howard seconded. Unanimous. Issue with submeter billing: Colin moved to try the solution of subtracting the average of past bills (anything above \$28/month is to be charged to #127) to new bills from Edison and we will revisit after 6 months to determine tier price per Kilowatt Hour. Howard seconded. Unanimous. Craig motioned to only allow install if Tamara agrees to contract with Association under certain conditions. Chris seconded. Unanimous.

#272 - Kurt M: Closed escrow on unit asking for permission to upgrade floors with sound proofing. Colin motioned to allow upgrades, Howard seconded. Unanimous.

Martha H, Michael M, Sian H: Executive Session re noise disturbance.

Approval of Prior Meeting Minutes: Howard motioned to approve minutes from 3/11/21 as prepared, Colin seconded. Unanimous. Colin moved to approve the minutes from the special board meeting on 3/16/21, Howard seconded, Chris abstained. Approved.

Landscape Report: Finished trash enclosure #1, 7628 #118 sidewalk repaired, Joe working with Action Tree on trimming eucalyptus trees, mainline break in phase 3 repaired, 7606 creek conversion in progress, Colin and Joe and Jose moved gym

equipment. Colin motioned to table pathway between 7610 and 7628. Howard seconded. Unanimous.

Treasurer's Report

| | March 21 | YTD |
|--------------------------|-----------------|--------------|
| Total Income | \$70,625.00 | \$209,390.37 |
| Op. Expenses | 31,326.16 | 80,739.98 |
| Reserve Expenditures | 11,529.00 | 72,662.55 |
| Total Expenditures | 42,855.16 | 153,402.53 |
| Transfer to Op Reserve | (83,722.50) | (55,987.84) |
| Transfer from Op Reserve | 83,928.99 | 83,928.99 |
| Transfer to Reserve | (27,976.33) | (83,928.99) |
| Balance in Savings | \$ 2,234,907.62 | |
| Due from Unit Owners | \$ 3,955.03 | |
| Total Assets | \$ 2,243,862.65 | |

Operating Expenses are about 9%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded) Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous.

Old Business:

- c. 7632 foundation work: Chris motioned to approve proposal from local engineer Van Sande Structural Consultants Inc. (subject to providing all necessary documents) Colin seconded. Unanimous.

New Business

- b. #127 EV Charger: See owner

*Due to the lateness of the meeting, Colin motioned to table remaining items on agenda. Howard seconded. Unanimous.

Last month's Executive Session: emails; pool violation.

Next Meeting 5/13/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM,

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 13, 2021 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange.

Homeowners present: Tamara S. #127, Martha H. #235, Michael M. #334, Neil B. #345, Owen #312, Joy W. #250

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Tamara S.: To observe the meeting.

Martha H and Michael M: Issue with neighbor discussed in Executive Session

Owen: Curious of Gym status. Thinks we should open sauna. Gym is in progress of being remodeled, Under Orange tier sauna not allowed to be reopened

Joy W.: Children playing in ravine afraid for safety, suggests playground. Also suggests a BBQ area since people grill close to their units. There is a playground next door at the school but will add to next month's meeting to discuss.

Approval of Prior Meeting Minutes of 4/8/21: Colin motioned to accept prior meeting minutes, Howard seconded. Unanimous

Landscape Report: 7606 creek planting, 7620 tree replaced, maintenance, Action Tree working by Elwood School, Colin approved proposal from Enviroscaping for DG pathway between 7610 and 7628 for \$3,500. Howard seconded. Unanimous with Joe abstaining. Colin moved to accept proposal from Enviroscaping for 7628 sidewalk replacement for \$3,750, Howard seconded. Unanimous with Joe abstaining. Colin motioned for Bartlein to purchase handicap parking sign for Enviroscaping to install at 7628 handicap parking spot. Howard seconded. Unanimous with Joe abstaining.

Treasurer's Report

| | April 21 | YTD |
|------------------------|-----------------|--------------|
| Total Income | \$70,234.00 | \$279,624.37 |
| Op. Expenses | 32,860.49 | 113,600.47 |
| Reserve Expenditures | 36,124.78 | 108,787.33 |
| Total Expenditures | 68,985.27 | 222,387.80 |
| Transfer to Op Reserve | 0.00 | 55,987.84 |
| Transfer from Op Res | 32,585.33 | 116,514.32 |
| Transfer to Reserve | 27,976.33 | 111,905.32 |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,231,277.36 | |
| Due from Unit Owners | \$ 3,549.03 | |
| Total Assets | \$ 2,238,984.12 | |

Operating Expenses are about 11%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded) Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous

Old Business:

- Dry rot repair: Carport beams damaged, some beyond repair and need replacement. Table until Beachside gives us a quote.
- Updating governing docs: 5/24/21 special meeting @5:00PM at board meeting room parking lot.
- 7632 foundation work: waiting on engineer Van Sande to be vetted.
- Repairs DG pathway, sidewalks: see landscape recommendations & proposals.
- Gym/Pool: Gym in progress, Howard moved to, in accordance with the CDC and County Health we lift restrictions on pool sign up allowing more than one unit to sign up, excluding sauna. Colin seconded. Colin and Howard vote Yes. Joe, Chris and Craig vote No. Motion failed.
- Parking lot post lamps, light fixtures: Optimize bid - \$220 per pagoda light fixture with concrete base.
- Address signs, pathway signs, address for pool: utility invoices & plans state the pool address is 7618. Craig feels that it should be 7622. No action taken.

- h. Trash enclosures: Enviroscaping concrete bid – tabled.

New Business

- a. #124 lattice work: Colin motions to accept request as long as they stay on patio and follow approved plan as provided. Joe seconded. Unanimous.
- b. #215 moving trailer end of May: Will occupy multiple spaces. Colin moved to approve, Howard seconded, Unanimous.
- c. Management responsibilities: Tabled.
- d. Single unassigned parking spaces by 7630 near trellis: Colin moved to stencil “Compact” Joe seconded Unanimous.
- e. Dumpsters: Tabled.
- f. Recoding liens: Tabled.
- g. Other items for next agenda: none.

Next Meeting 6/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 24, 2021 (5PM)

**7610 meeting room
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Joe Mora and Howard Lange.

Homeowners present: None

Scribe: Matt Mora

Call to Order: Meeting called to order at 5:02PM

Owners Requests:

None

Updating the Bylaws & CC&R's:

Lengthy discussion. Once complete, draft of Restated Bylaws will be sent to owners to vote (apart or separate from Restated & Amended CC&Rs)

Board finished discussion of Articles 2,3 and 4 of CC&Rs

Next Meeting 6/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 6:00PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange.

Homeowners present: Tamara S. #127, Tom D. #219, Mark M. #232, Javier A. #125, Terri H. #111

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Tamara S.: Wants approval for screen door install for her front door, sent pictures to board. Howard moved to approve; Colin seconded. Unanimous.

Mark M.: Wants to replace hardwood floors with newer soundproof insulation. Sent specs to board. Colin moved to accept; Howard seconded. Unanimous.

Terri H.: Washer dryer she bought won't fit in closet, can she extend the laundry closet. Needs front loading for her mobility issue. She needs to finalize structural plans and bring to board for consideration.

Tom D.: changing kitchen appliances and cabinets. Just letting board know.

Javier A.: Laundry room doors wants to replace like for like. Doesn't need approval.

Approval of Prior Meeting Minutes: Howard motioned to accept prior meeting minutes (5/13/21), Joe seconded. Unanimous. Joe motioned to accept prior meeting minutes (5/24/21), Colin seconded. Unanimous

Landscape Report: 7606 creek planting done, will mulch this weekend. Start DG pathway shortly. Ind causing more maintenance. Would like to look at tree by 7610.

Treasurer's Report

| | May 21 | YTD |
|-----------------------|-----------------|--------------|
| Total Income | \$68,300.05 | \$347,924.42 |
| Op. Expenses | 16,950.63 | 130,551.10 |
| Reserve Expenditures | 2,500.00 | 111,287.33 |
| Total Expenditures | 19,450.63 | 241,838.43 |
| Transfer to Op Res | (48,007.15) | (103,994.99) |
| Transfer from Op Res | 27,976.33 | 144,490.65 |
| Transfer to Reserve | (27,976.33) | (139,881.65) |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,280,250.23 | |
| Due from Unit Owners | \$ 3,999.03 | |
| Total Assets | \$ 2,289,249.26 | |

Operating Expenses are about 16%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded)
Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous

Vendor: Commend Ashley for work as pool monitor. Sheriff response for trespasser at pool. Pagoda lights when replaced need PVC base.

Old Business:

a. Dry rot repair invoices:

Affordable paint and Beachside continue with dry-rot balconies.
Beachside invoice: \$4,211.90 to repair staircase 7632 unit 348 and 349. Howard motioned to ratify payment. Colin seconded.
Unanimous. Beachside invoice to repair trash container for \$2,031.59.
Chris moved to approve. Colin seconded. Unanimous. Architect revised lighting and bathroom layout for gym. Consolidated door

relocate sensor pad for gym \$1,261 Colin moved Joe seconded.
Unanimous.

- b. Updating governing docs: tabled
- c. 7632 foundation work: in progress waiting for structural engineer Van Sande to schedule review.
- d. Repairs DG pathway, sidewalks: DG in progress; Bid to power wash sidewalk Joe to provide.
- e. Gym/Pool: Gym in progress. For pool, Howard moved to, in accordance with the CDC and County Health to lift restrictions on pool and put back pool furniture. Colin seconded. Vote: Colin and Howard Yes, Joe and Chris abstained. Discussion. Joe changed vote to No. Discussion. Joe and Chris changed votes to yes. Passed.
- f. Parking lot lights: Paint bolts black. Colin moved to paint bolts black and request better quote. Joe seconded. Unanimous.
- g. Address signs 7618 v 7622 for pool: Chris motioned to change pool address to 7622 and change sign. Joe seconded. Chris and Joe yes Colin and Howard No. Craig Yes. Discussion. Chris withdrew motion. Joe seconded. Unanimous.
- h. Trash enclosures: Bid from beachside for \$13,100 for all 7 remaining enclosures. Enviroscaping bid for concrete for all 7 trash enclosures \$4,500. Chris motioned to accept bids for trash enclosures, Colin seconded with Joe abstaining. Unanimous.

New Business

- a. #260 (R. Smith) lattice enclosure: No show: may proceed if he agrees to keep on patio and use approved plans. Chris moved to allow if owner follows pre-approved plan and signs agreement. Joe seconded. Unanimous.
- b. #113 (D. Gutierrez) slider: no show: Chris moved to accept based on specs sent. Colin seconded. Unanimous.
- c. 232 (M. McNees) floors: see owner's request.
- d. 127 (T. Simmons) screen door: see owner's request.
- e. 111 (T. Hille) laundry closet space: see owner's request.
- f. Management responsibilities: tabled.
- g. Dumpster for large items: Marborg 6/25 - 6/29. Notices will be posted.
- h. Playground installation: Board discussed and concluded there's no space.
- i. Recording liens: none

Next Meeting 7/8/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:06PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 17, 2021 (5PM)
7610 meeting room
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Joe Mora and Howard Lange.

Homeowners present: Mike E. 7606 #212 and Michael M. 7628 #334

Scribe: Matt Mora

Call to Order: Meeting called to order at 5:02PM

Owners Requests:

Mike: Has issue with neighbor Jamal disturbing the peace multiple times, wants to know what he can do. Board recommends documenting all incidents so they can consider fines.

Michael: Has issue with neighbor Cathy. Wanted to make sure board received his incident reports, they did. Board will consider fines at next scheduled board meeting.

Updating the CC&Rs

Board finished discussion of Articles 4 and 5 of CC&Rs

Next Meeting 7/8/21 at 6PM, Via Zoom.com
Meeting adjourned at 6:15PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 8, 2021 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith and Howard Lange. Joe Mora absent

Homeowners present: Tamara S. #127, Michael M. #334, Martha H. #235, Mike E. #212, Javier A #125, Zhen #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Javier A. wants permission to add lattice will follow pre-approved plans. Colin moved to approve lattice work, Chris seconded. Unanimous. Also wants to add indoor/outdoor vinyl flooring on front patio. Colin moved to approve the vinyl. Howard seconded. Unanimous.

Zhen: Wants to replace carpet on stairs with soundproof vinyl. No downstairs unit. Board's approval not needed. OK.

Approval of Prior Meeting Minutes: Howard moved to accept prior meeting minutes (6/13/21), Colin seconded. Unanimous. Howard moved to accept prior meeting minutes (6/17/21), Colin seconded. Unanimous

Landscape Report: Mulching on newly planted creek section done. Colin noticed broken sprinkler (Sprinkler part of emergency fire valve will be fixed ASAP)

Treasurer's Report

| | June 21 | YTD |
|----------------------|----------------|--------------|
| Total Income | \$70,290.06 | \$418,214.48 |
| Op. Expenses | 35,730.34 | 166,281.44 |
| Reserve Expenditures | 9,218.34 | 120,505.55 |
| Total Expenditures | 44,948.56 | 286,786.99 |

| | | |
|------------------------|-----------------|------------|
| Transfer to Op Reserve | 25,341.50 | 129,336.49 |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,306,573.26 | |
| Due from Unit Owners | \$ 3,586.55 | |
| Total Assets | \$ 2,315,159.81 | |

Operating Expenses are about 17%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded)

Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals:
 Enviroscaping landscaping creek behind 7604 for \$16,250.00. Colin moved to ratify, Howard seconded. Unanimous. Affordable paint 7632 and 7634 staircases and 7630 trash enclosure and outside gym painted \$3,055.00 Colin moved to ratify invoice. Howard seconded. Unanimous. Proposal from Beachside to remodel and repair trash enclosures with new light fixtures. Colin moved to table. Chris seconded. Unanimous. Affordable paint proposal to bondo and paint carport ends. Chris moved to table. Colin seconded. Unanimous. Affordable paint proposal to paint bolts black on tall parking lot lamps for \$800. Chris moved to accept. Colin seconded. Unanimous. Affordable Paint bid to paint gym for \$3,500. Colin moved to table. Chris seconded. Unanimous
- b. Updating governing docs: tabled until special meeting on 7/15/21 at 5:30PM by 7610 Parking area.
- c. 7632 foundation work: in progress waiting on engineer.
- d. Repairs DG pathway, sidewalks: DG in progress.
- e. Gym: Gym in progress, possible issue with electrical for new treadmill. Colin will ask Beachside.
- f. Pool facilities & COVID: Pool reopened fully.
- g. Ext pagoda lights: electrician told he needs to use PVC bases.

- h. Address signs 7618 v 7622 for pool: Fire department will review pool address.
- i. Trash enclosures: Tabled.

New Business

- a. #222 floor replacement: see owner's request.
- b. Recording liens: none

Summary of last month's executive session:
Board approved fining a unit for violation.

Next Meeting 8/12/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:45PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 15, 2021 (5PM)

**7610 meeting room
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Joe Mora and Howard Lange.

Homeowners present: None

Scribe: Matt Mora

Call to Order: Meeting called to order at 5:02PM

Owners Requests:
None

Updating the CC&Rs

Board discussed Articles 6.2, 6.3, 6.4 and 6.5 of CC&Rs

Next Meeting 8/12/21 at 6PM, Via Zoom.com
Meeting adjourned at 6:15PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 12, 2021 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Owen R # , Tamara S. #127 , Chris H #351

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Owen R: Wants update on Sauna, and maybe discuss gas lines for units. On agenda for meeting.

Tamara S: Wanted to mention to incentives and grants to HOAs for adding EV car chargers. Board will consider.

Chris H: Wants to replace DG pathways with concrete or gravel. Discussed. No vote

Approval of Prior Meeting Minutes: Howard moved to accept prior meeting minutes (7/8/21), Chris seconded. Unanimous.

Landscape Report: Mulching on newly planted creek section done. Tree trimming recommended by Joe behind 7610. Action tree submitted proposal to trim trees behind 7610 for \$5,400. Howard moved to accept. Colin seconded. Unanimous. Enviroscaping submitted a proposal to continue the drip conversion and relandscaping of creek area behind 7620 for \$12,750.00. Colin moved to accept and Howard seconded. Unanimously approved with Joe abstaining.

Treasurer's Report

| | July 21 | YTD |
|--------------|----------------|--------------|
| Total Income | \$71,037.15 | \$489,251.63 |
| Op. Expenses | 26,323.24 | 192,604.68 |

| | | |
|-----------------------|-----------------|--------------|
| Reserve Expenditures | 19,305.00 | 139,810.55 |
| Total Expenditures | 45,628.24 | 332,415.23 |
| Trans to Op Reserve | (25,408.91) | (154,745.40) |
| Trans from Op Reserve | 27,976.33 | 200,443.31 |
| Transfer to Reserve | (27,976.33) | (195,834.31) |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,332,984.39 | |
| Due from Unit Owners | \$4,041.03 | |
| Total Assets | \$ 2,342,025.42 | |

Operating Expenses are about 20%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Colin seconded) Joe Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Colin seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals:
 - OK for Beachside to replace 7 carport beams for \$13,160. Joe moved, Colin Seconded. Unanimous. Abby's Carpet City proposal for \$1,200 for gym flooring. Colin moved to accept. Chris seconded. Unanimous. Invoice from Enviroscaping for \$1,461.32 for valve wire repairs. Colin moved to accept, Chris seconded. Unanimous with Joe abstaining. Chris moved to approve the not-flush light for trash enclosures. Howard seconded. Discussion. Chris moved to try on only one trash enclosure. Joe seconded. Joe, Howard and Chris Yes, Colin No. Passed.
- b. Updating governing docs: tabled until special meeting on 8/19/21 at 5:30PM by Meeting Room.
- c. 7632 foundation work: in progress engineer will look at unit 247 on 8/17/21
- d. Repairs DG pathway, sidewalks: See landscape
- e. Gym: Gym in progress bathroom being tiled

- f. Pool facilities & COVID: Howard motioned to open Sauna with signs saying only to be occupied by one unit at a time. Chris seconded. Colin, Chris, and Howard yes Joe and Craig no. Passed.
- g. Parking lot lights: trash enclosures will try with one enclosure to see how it looks
- h. Address signs: tabled
- i. Trash enclosures: Concrete poured by Enviroscaping, waiting on Don with Beachside so the holes can be cored.

New Business

- a. Revision of fine schedule: tabled
- b. Committees: in progress
- c. Gate Codes: Vendors have their own codes
- d. Recording liens: none

Next Meeting 9/9/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:15PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 19, 2021 (5PM)

**7610 meeting room
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Joe Mora and Howard Lange.

Homeowners present: Milo #347

Scribe: Matt Mora

Call to Order: Meeting called to order at 5:02PM

Owners Requests:

Milo: wants carwash reinstated. Still in a drought. Chris motioned to create a carwash committee. Discussed. No second

Updating the CC&Rs

Board discussed Articles 6.1, 6.2, 6.4, 6.11, 6.13, 7.13, 7.15, 7.20, 7.22, and 7.23 of CC&Rs

Next Meeting 9/9/21 at 6PM, Via Zoom.com
Meeting adjourned at 6:15PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Tamara S. #127 , Zhen #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Howard moved to move item "New A" to top of agenda. Chris seconded. Chris, Colin, Howard voted "yes." Joe "no." Discussion. Howard moved to remove Craig from position of Board President to be replaced by Colin, with acknowledgement and thanks of years of service by Craig to the HOA. Chris seconded. Colin, Chris, Howard "yes" votes, Craig, Joe "no" votes. Passed. Joe resigned as Vice President. Howard moves to accept Joe's resignation as VP and to be assigned Member at Large. Chris seconded. Unanimous. Joe moved to appoint Craig as Vice President, Colin seconded. Unanimous. Howard moved to nominate Chris as secretary, Colin seconded. Unanimous. Howard remains as the Treasurer.

Owners Requests:

Tamara S: Wanted to request a flat rate for her EV billing to be reassessed every six months. Chris moved to accept. Colin seconded. Discussion. Colin moved to bill at a flat rate of \$55/month to be reassessed in February to change accordingly and every six months after. Chris seconded. Unanimous. Colin moved to approve template for Electric Vehicle Charging agreement. Joe seconded. Unanimous.

Zhen: Interested in Landscape. Maybe fruit trees? Fruit trees too much water and maintenance, also attract pests and rodents.

Approval of Prior Meeting Minutes: Colin moved to accept prior meeting minutes (8/12/21), Joe seconded. Unanimous. Colin moved to accept minutes (8/19/21) with change of name from "car wash committee" to "parking

improvement committee” and change “no second” to “Colin seconded” and mark Howard as absent. Chris seconded. Unanimously approved.

Landscape Report: Tree trimming by 7610, DG pathway installed between 7628 and 7610.

Treasurer’s Report

| | Aug 21 | YTD |
|------------------------|-----------------|--------------|
| Total Income | \$69,559.00 | \$558,810.63 |
| Op. Expenses | 21,434.35 | 214,039.03 |
| Reserve Expenditures | 4,050.00 | 143,860.55 |
| Total Expenditures | 25,484.35 | 357,899.58 |
| Transfer to Op Reserve | (44,074.65) | (198,820.05) |
| Transfer from Op Res | 27,976.33 | 228,419.64 |
| Transfer to Reserve | (27,976.33) | (223,810.64) |
| Balance in Savings | \$ 2,378,042.57 | |
| Due from Unit Owners | \$ 3,951.03 | |
| Total Assets | \$ 2,386,993.60 | |

Operating Expenses are about 24%+ below on cash basis

Treasurer’s Report unanimously accepted (Joe moved & Colin seconded) Joe Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association’s check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association’s bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Colin seconded. Unanimously approved.

Old Business:

- a. Dry rot repair and approval/ratification of payment of invoices/proposals:
Colin moved to reassess the front fence when all quotes are in. Also requested a quote with steel posts instead of wood. Joe will ask Don. Beachside replaced 7630 staircase for unit 340 and 341 for \$4,079.04. Colin moved to ratify. Craig seconded. Unanimous. Tropical Pools replaced the chlorinator at the pool for \$4,638.75 Colin moved to ratify, Craig seconded. Unanimous. Eniroscaping installed pathway and invoice for \$3,500. Colin moved to ratify. Craig seconded.

Unanimous with Joe abstaining. Chris moved to approve proposal to repair remaining trash enclosures with new light fixtures. Craig seconded. Craig, Joe, Howard, Chris yes. Colin no vote. Passed. Additional bid for carport beam repair requested from Don at Beachside.

- b. Updating governing docs: tabled until special meeting on 9/20/21 at 5:30 in front of the meeting room.
- c. 7632 foundation work: in progress Craig met with engineer Van Sande and he will talk with Keith Davis of Saber re the Smart Jack to lift floor.
- d. Repairs DG pathway, sidewalks: Chris moved to get a quote to replace DG with concrete or pavers. Colin seconded. Unanimous
- e. Gym renovation: Gym in progress waiting on floor coverings
- f. Pool facilities & COVID: Rubber deco seal on pool? Bids? tabled
- g. Parking lot lights: bolts not painted yet by Affordable Painting.
- h. Address signs: tabled
- i. Trash enclosures: in progress

New Business

- a. Reassigning board positions: see top of minutes
- b. Committees: tabled
- c. #113 front door: tabled
- d. Electrical charge stations: tabled
- e. Covers for vehicles: tabled
- f. Book exchange: tabled
- g. #318 screen door, patio cover, rolling dog gate: tabled
- h. Recording liens: none

Summary of last month's executive session: violation and fine levy.

Next Meeting 10/14/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:15PM

Submitted by: Matt Mora, Scribe

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 27, 2021 (5PM)
7610 meeting room
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Joe Mora and Howard Lange.

Homeowners present: None

Scribe: Matt Mora

Call to Order: Meeting called to order at 5:36PM

Owners Requests:
None

Updating the CC&Rs

Board discussed Articles 8 and 9 of CC&Rs

Next Meeting 10/12/21 at 6PM, Via Zoom.com
Meeting adjourned at 6:31PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 14, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora.

Homeowners present: Colin Smith #318

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:09PM

Owners Requests:

Colin S: Wants to install rolling gate at top of stairs. Board brought up issue with possible barricading and/or blocking the entry for emergency personnel. Needs to present an accurate drawing for board to consider. Also requested a "roll-up screen door" for his front door. Joe moved to approve the screen door. Howard seconded. Unanimous with Colin abstaining.

Approval of Prior Meeting Minutes: Colin moved to accept prior meeting minutes with change of "Howard moved to re-elect officers and elect Colin as President" Also correct misspelling of "Coloin" to Colin. Chris seconded. Unanimous.

Vendor: Thanks to Matt for adding cover to Sauna light.

Landscape Report: 7620 Creek conversion in progress. Regular Maintenance ongoing.

Treasurer's Report

| | Sept 21 | YTD |
|------------------------|-----------------|--------------|
| Total Income | \$70,648.09 | \$629,458.72 |
| Op. Expenses | 27,014.12 | 241,053.15 |
| Reserve Expenditures | 9,279.04 | 153,139.59 |
| Total Expenditures | 36,293.16 | 394,192.74 |
| Transfer to Op Reserve | (34,354.93) | (233,174.98) |
| Transfer from Reserve | 0.00 | 0.00 |
| Balance in Savings | \$ 2,413,322.04 | |
| Due from Unit Owners | \$ 3,551.03 | |
| Total Assets | \$ 2,421,873.07 | |

Operating Expenses are about 27.5%+ below on cash basis
Treasurer's Report unanimously accepted (Chris moved & Colin seconded) Chris Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Colin seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Tabled
- b. Updating governing docs: Joe moved to send (CC&R's) documents to Adams Sterling. Colin Seconded. Howard, Craig, Joe Yes vote. Colin No. Chris abstained.
- c. 7632 foundation work: in progress
- d. Repairs DG pathway, sidewalks: None
- e. Gym: Gym in progress
- f. Pool facilities & COVID: Tabled
- g. Address signs: tabled
- h. EV charging: Tabled

New Business

- a. Draft of Proposed Budget: Chris moved to approve annual budget with revisions and increase \$10 to monthly fees. Craig seconded. Lengthy discussion. Unanimous.
- b. Appt Inspector of Elections, Annual Meeting 1/13/21: Tabled
- c. Committees: Revision of fine schedule: Tabled
- d. #113 screen and front door: tabled for screen. Colin moved to approve proposed front door. Joe seconded. Unanimous.
- e. Covers for vehicles: tabled
- f. Book exchange: tabled
- g. Gutter and roof cleaning: Tabled
- h. Communication: Tabled
- i. #337 water softener: Tabled no show
- j. Recording liens: none

Summary of previous executive session: noise & disturbing the peace.

Next Meeting 11/11/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:08PM. Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Neil Bruskin #345, Tamara Simmons #127, Tom Doty #219, David Kim #321, Colin Smith #318, Owen Roth #312 .

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:05PM

Owners Requests:

Neil: Checking on foundation work, concerned of possible damage to unit caused by leveling. Board assured him HOA will cover cost of damage caused by leveling.

Tom: ADA improvements to showers at pool. Add folding chair and hand rail. Colin moved to approve and send design to Don at Beachside to install. Howard seconded. Unanimously approved.

Tamara: Observing.

David: Wants to add chairlift on common stairs to unit. Needs to submit proposal from a licensed contractor.

Colin: Wants to add rolling gate to top of landing on his unit. Howard moved to accept; Chris seconded. Chris, Howard, Joe Yes. Craig No. Colin abstained. Passed.

Approval of Prior Meeting Minutes: Joe moved to accept prior meeting minutes. Colin seconded. Unanimous.

Vendor: Thanks to Joe of Enviroscaping. Ashley, the pool coordinator, is doing a great job.

Landscape Report: 7620 Creek conversion in progress. Regular Maintenance. Action Tree proposal for tree trimming along buildings submitted (approx. 15 ½ days at \$1,300 per day). Colin moved to accept proposal from Action Tree. Chris seconded. Unanimously approved. Agaves donated by Enviroscaping.

Treasurer's Report

| | Oct 21 | YTD |
|------------------------|-----------------|--------------|
| Total Income | \$70,170.10 | \$699,628.82 |
| Op. Expenses | 32,588.43 | 273,641.58 |
| Reserve Expenditures | 8,706.25 | 161,845.84 |
| Total Expenditures | 41,294.68 | 435,487.42 |
| Transfer to Op Reserve | (28,875.42) | (262,050.40) |
| Transfer to Reserve | 27,976.33 | 279,763.30 |
| Transfer from Reserve | (27,976.33) | (279,763.30) |
| Balance in Savings | \$ 2,442,942.36 | |
| Due from Unit Owners | \$ 2,981.03 | |
| Total Assets | \$ 2,450,923.39 | |

Operating Expenses are about 29%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Chris moved to accept Beachsides bid to replace exterior fence along Hollister for \$145,350.00, subject to Don's recommendations moving forward, Craig seconded. Unanimously approved. Chris moved to accept Enviroscaping's bid to do concrete work (to work with Beachside) on outer fence along Hollister for \$14,150.00. Colin seconded. Unanimously approved with Joe abstaining. Chris moved to accept Enviroscaping's bid to replace DG pathway behind 7632 with aggregate concrete for \$12,000.00 Colin seconded. Unanimously approved with Joe abstaining. Craig moved to ratify payment to Enviroscaping for \$4,450.00 for cement work at trash containers. Colin seconded. Unanimously approved with Joe abstaining.
- b. Updating governing docs: Colin moved to approve changes in the draft of the CC&R's and send to lawyer. Chris seconded. Unanimously approved.

- c. 7632 foundation work: Greg from Van Sande shared with board he has concerns with Sabre Constructions proposal. Board discussed his proposal to fix sloping floors and Board will ask for new proposal from Saber and look for bids from other contractors
- d. Repairs DG pathway, sidewalks: Tabled
- e. Gym renovaton: Tabled
- f. Pool facilities & COVID: Tabled
- g. Address signs: tabled
- h. EV charging: Tabled

New Business

- a. Insurance confirmation of keeping earthquake coverage at 5% deductible - Colin moved to keep 5% deductible, Chris seconded. Unanimously approved.
- b. Annual review or audit: Colin moved to do an audit. Chris seconded. Unanimously approved.
- c. Appt Inspector of Elections: James will check with Todd Matson.
- d. Committees: Revision of fine schedule: Tabled.
- e. Covers for vehicles: tabled.
- f. Book exchange: tabled.
- g. Gutter and roof cleaning: Tabled.
- h. Communication: Tabled.
- i. #337 water softener: Tabled - no show.
- j. Pool Shower: see owner's request.
- k. Recording liens: none

Next Meeting 12/09/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:26PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
December 9, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Michael Mora #334

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:05PM

Owners Requests:

Approval of Prior Meeting Minutes: Colin moved to accept prior meeting minutes. Chris seconded. Unanimous.

Vendor: Thanks to Beachside for good work around complex. Jose trimmed bushes by 7634 and they look good.

Landscape Report: 7630 and 7632 leak repaired. Area next to 7624 relandscaped after damage from Goleta Water District. James to notify GWD that the parking space of #113 needs some asphalt repair from GWD's work.

Colin moved to approve bid from Enviroscaping for 100 yards of Mulch for the complex for \$7,000. Chris seconded. Unanimous with Joe abstaining.

Colin moved to accept Enviroscaping's bid to replace plants around 7634 for \$375, Chris seconded. Unanimous with Joe abstaining.

Chris moved to accept SB Pest's bid of fertilizing of various types of Euc trees for \$3,450, Colin seconded. Unanimous.

Colin moved to approve Enviroscaping's bid for \$5,800 for concrete work (by 239, 252, 253, 256). Chris seconded. Unanimous with Joe abstaining.

Treasurer's Report

| | Nov 21 | YTD |
|------------------------|-----------------|----------------|
| Total Income | \$67,479.11 | \$767,107.93 |
| Op. Expenses | \$130,114.46 | \$403,756.04 |
| Reserve Expenditure | \$74,755.01 | \$236,600.85 |
| Total Expenditures | \$204,869.47 | \$640,356.89 |
| Transfer to Op Reserve | \$(7,609.64) | \$(269,660.04) |
| Transfer from Op Reser | \$127,976.33 | \$412,348.63 |
| Transfer to Reserve | \$(27,976.33) | \$(307,739.63) |
| Transfer from Reserve | \$45,000.00 | \$45,000.00 |
| Balance in Savings | \$2,306,183.46 | |
| Due from Unit Owners | \$4,972.34 | |
| Total Assets | \$ 2,316,155.80 | |

Operating Expenses are about 12%+ below on cash basis.

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: PO issued to Beachside for fence along Hollister. Colin still wants to look at it.
- b. Updating governing docs: In progress – draft of Bylaws & CC&R's emailed to atty.
- c. 7632 foundation work: Keith Davis of Saber recommended hiring a general contractor to oversee project. Van Sande and Beachside will provide new proposal.
- d. Repairs DG pathway, sidewalks, dry rot, trash enclosures: Some repaired staircases not painted. Affordable Painting will be asked to paint as needed. Discussion of possible power washing walkways - Still in drought. No action taken.

- e. Gym renovation: Joe moved to install bumpers and flooring not to exceed \$4,500. Chris seconded. Unanimous. Colin will reach out to his contact person.
- f. Pool facilities & COVID: No action taken.
- g. Address signs: Board will provide list of obscured address signs.
- h. EV charging: no action taken.
- i. #113 screen door and #318 patio cover: tabled.
- j. Appt of Inspector of Elections: In progress looking for volunteer.
- k. Roof/gutter cleaning: Joe moved to approve Clearview (\$3,995), Chris seconded. Unanimous.

New Business

- a. Committees: Revision of fine schedule: Colin moved to solicit a review committee when new CC&R sent to association. Colin voted Yes. Joe, Howard, Chris, Howard voted No. Motion failed.
- b. Covers for vehicles: tabled.
- c. Book exchange / little library: Board will look into options.
- d. #337 water softener; #267 flooring and light fixture; #225 lattice enclosure. Tabled as not present at meeting.
- e. Recording liens: none

Next Meeting 1/13/21 at 6PM, Via Zoom and/or at “Good Space” 320 Storke Rd #101, Goleta

Meeting adjourned at 8:15PM

Submitted by: Matt Mora